LOT 36
CARTESIAN POINTE #3 PB 7/124

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

08-2N-27-0232-0036-0000

BUILDING CHARACTERISTICS

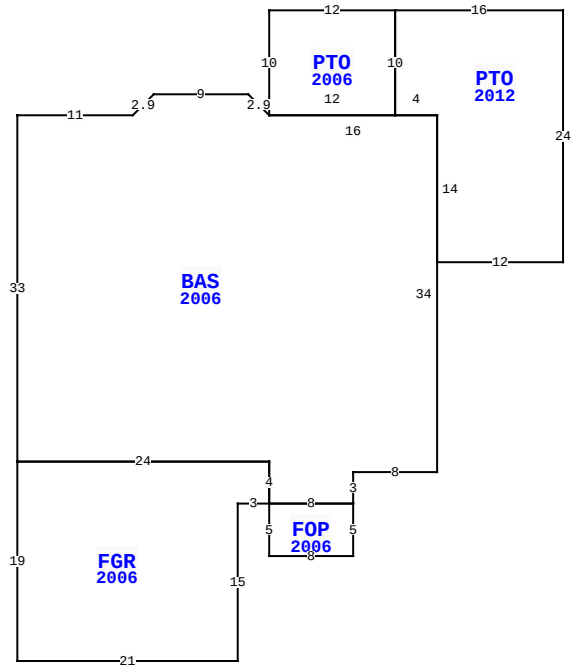
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	2006	1,382	150,852
FGR	411	55	2006	226	24,669
FOP	40	30	2006	12	1,309
PTO	120	5	2006	6	655
PTO	328	5	2012	16	1,746
TOTALS	2,281			1,642	179,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	119.9520	119.95	196,958	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1382 HX Base Yr



86531 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE	02/01/2007	JM	LAND DATE	02/01/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	179,232
TOTAL MARKET OB/XF VALUE	3,587
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	232,819
SOH/AGL Deduction	0
ASSESSED VALUE	232,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,819
TOTAL JUST VALUE	232,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17729	ELEC OTHER	1,500	07/01/2006
M11784	MECH OTHER	0	07/01/2006
C0617927	CO ISSUED	126,324	06/01/2006
B0617927	NEW CONSTR	126,324	06/01/2006
P0611243	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0860	4/07/2022	QC	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-1 BOR						
2496/1985	9/09/2021	WD	Q	I	01	256,100
GRANTOR: KALCH BRIAN J & STEPH						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W16 PTO=[YR=2006] W12 S10 BAS=[YR=2006] L2 U2 W9 D2 L2 W11 S33 FGR=[YR=2006] S19 E21 N15 E3 N4 W24$ E24 S4 FOP=[YR=2006] S5 E8 N5 W8$ E8 N3 E8 N34 W16$ E12 N10$ S10 E4 S14 E12 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20	5.20	100	2006	2006	3	86	3,587	

LAND DESCRIPTION

TOTAL OB/XF 3,587

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS